

PART I-D BUFFERS AND LANDSCAPING REQUIREMENTS

9-107: BUFFERS AND LANDSCAPING

- A. General Landscaping and Maintenance Requirements. Except for accessory uses expressly permitted to be located in required yards, all yards and open space between and about structures and off-street parking and loading areas and lots shall be landscaped and kept free of accumulations of garbage, trash, refuse, debris and other unsightly or nuisance-creating materials. All landscaping shall be continually maintained by the owner or other person responsible for maintenance of the premises, and all planting areas shall be kept free of weeds. Undeveloped areas shall be mowed and kept free of accumulations of garbage, trash, refuse, debris and other unsightly or nuisance-creating materials until developed. Developed areas shall be maintained in compliance with all site plans and landscaping plans approved pursuant to the Code, and all buffers and landscaping shall be maintained and replaced in accordance with such plans.
- B. Foundation Landscaping
1. Scope.
 - (a) General. The requirements of this Subsection B shall apply in all districts other than (i) single-family residential districts, (ii) multiple family residential districts where only single family detached dwellings are developed, (iii) the I1 Industrial District and (iv) the Gateway Redevelopment Sub-Area. The provisions of this Subsection B shall not apply to buildings developed prior to August 16, 1999.
 - (b) Exception for Inadequate Growing Conditions. If the Community Development Director determines that a building has no areas with adequate growing conditions to support a healthy foundation landscaped area, such building shall be exempt from the requirements of this Subsection B.
 2. Area Required.
 - (a) Width. Each principal and accessory building shall have a landscaped area located along the foundation of each building with a minimum width of ten (10) feet when the building height is more than the lesser of three stories or 35 feet, and a minimum width of five (5) feet when the building height is less than the lesser of three stories or 35 feet. All such minimum widths shall be measured from the edge of the building.
 - (b) Distance. The landscaped area shall be provided abutting each building and any attached structures, including decks and terraces, for a combined distance of not less than fifth (50) percent of the exterior perimeter of each such building and any attached structures, including decks and terraces.
 3. Plant Materials Required. All such landscaped areas shall contain any combination of shade trees, ornamental trees, evergreen trees, shrubs, flowering plants, ground cover plants, and other native or ornamental grasses and plants. All areas adjacent to a building or structure that are not paved and not otherwise landscaped as

required by this Subsection shall be sodded and maintained with a grass cover or other plant material.

4. Design. All such landscaped areas shall be designed to meet the following standards, as applicable to the lot:
 - (a) screening from view any mechanical equipment, air conditioning units and other equipment not located within the building; service areas; and loading docks;
 - (b) provide visual relief along large expanses of building walls and accent building entrances and architectural features; and
 - (c) enhance walkways, entrances, outdoor seating areas, and other pedestrian areas.

C. Parking Lots and Garages.

1. Parking Lot Screening.

- (a) Every parking lot visible from a right-of-way or any public or private street shall, to the extent hereinafter specified, be buffered and screened for a height of not less than two (2) to three (3) feet above grade. Visibility from the right of way needs to be considered for security purposes.
- (b) Every parking lot adjoining any lot located in any residential district, the Institutional Buildings District, or the Open Space District shall be screened from view from any office, commercial or industrial district lot for a height of not less than six (6) feet above grade.
- (c) Location and Materials. All parking lot screening required by this Section shall be located between the edges of the parking lot and the property line and be no less than three (3) feet in width.

2. Parking Lot Interior Landscaping.

- (a) Trees. In addition to the requirements set forth in Paragraph A above, every parking lot containing ten (10) or more parking spaces shall contain at least one (1) tree, of three (3) inches or greater in diameter, for each eight (8) parking spaces provided.

Such trees may be provided by the preservation of existing trees or the planting of new trees and shall be planted at a sufficient distance from each other for healthy growth based on current standards generally observed by professionals in the arboriculture, forestry, landscaping, and landscape architecture professions. No existing or new tree located more than five (5) feet outside the perimeter of the paved parking area shall be counted in meeting the requirements of this Paragraph. More than fifty (50%) percent of the trees required by this Paragraph shall be located in landscaped islands within the interior of the paved parking lot.

- (b) Relief. A parking lot, new construction or existing, with site constraints may ask for relief from the subsection, 9-107. C.2.a, but shall provide as many trees it is seeking relief from planting to the city in lieu of. Each tree must meet the specifications and standards set forth in these guidelines and the city code of ordinances. Such relief shall be granted through the design review process.
 - (c) Other Requirements. All islands shall be generally dispersed throughout the interior of the parking lot and shall be not less than one hundred (100) square feet in area and shall be of such dimensions that shall support the healthy growth of trees and other landscaping therein, based on current standards generally observed by professionals in the arboriculture, forestry, landscaping, and landscape architecture professions. All such islands, created curbs or other traffic flow regulators shall be landscaped with shrubs, flowering plants, ground cover plants, sodded lawn or mulch. No material in islands interior to parking lots other than trees shall be more than thirty (30) inches in height above adjacent pavement.
- 3. Parking Garage Design. Every parking garage, other than garages accessory to single family dwellings, constructed after the effective date of this Code shall comply with the following design standards:
 - (a) The exterior walls of the garage shall be a minimum of five (5) feet in height.
 - (b) The exterior surface of the garage shall be constructed of the same materials as, or materials architecturally and aesthetically compatible with, the principal building to which it is accessory.
 - (c) The foundation landscaping requirements of this Section 9-107.
- D. Loading Spaces. Every loading space visible from any lot zoned for residential use, whether or not such residential use is within the City, shall, except as necessary for access, be screened on all sides visible from any such lot by an opaque fence (but not including chain link fences), wall or densely planted evergreen hedge of not less than six (6) to eight (8) feet in height.
- E. Perimeter Landscaped Open Space. Except as expressly provided otherwise in the district regulations requiring a perimeter landscaped open space, all required perimeter landscaped open space shall extend along the entire length of the lot line in question and shall have a width equal to fifteen (15) feet or the depth of the yard required along the lot line in question, whichever is greater. Such space shall be broken only by required access drives. Such space shall be suitably surfaced with grass, groundcover or decorative paving material, or a combination thereof; shall contain landscaping such as ornamental trees and shrubs or appropriate screening devices such as decorative walls, fences (but not including chain link fences) or berms, or a combination thereof. The landscaping and screening treatment of such space shall be so designed and maintained as to preserve unobstructed vision of the street and sidewalk at points of access and as not to interfere with, or be damaged by, work within any public or utility easement unless the Community Development Director shall determine that no other location is reasonably feasible.

- F. Special Protective Requirements for Non-Dwelling Uses Abutting Residential Use. Notwithstanding any other provision of this Section 9-107, in any case where a lot to be devoted to any use other than a dwelling abuts or is across a right-of-way from any lot zoned for residential use, whether or not such lot is within the City, the use and development of the lot to be devoted to the non-dwelling use shall be subject to the following requirements:
1. Special Building Setback for Buildings Over fourteen (14) Feet in Height. All buildings over fourteen (14) feet in height shall be set back from any front or corner side yard line facing a residential district a distance equal to the setback normally required or to the front yard required in the adjacent residential district, whichever is greater, and from any other yard line a distance equal to the yard normally required or 25 feet, whichever is greater.
 2. Special Landscaping and Screening of Special Front and Corner Side Setbacks. Any front or corner side yard setback required pursuant to Paragraph 1 above shall be treated as a perimeter landscaped open space.
 3. Special Landscaping and Screening from Residential Uses and Districts. Any side or rear lot line, and all lot lines of any industrial use, abutting a dwelling use or a residential district shall be buffered by a perimeter landscaped open space of at least five (5) feet in width along such lot line, which shall be sufficient to provide a total visual screen at least six (6) feet in height along the entire length of such line. Industrial uses abutting or across a right-of-way from any lot zoned for residential use shall, in addition to the other requirements provided in this Paragraph, be screened by an eight (8) foot fence (but not including chain link fences) located within the perimeter landscaped open space.
 4. Additional Perimeter Open Space for Outdoor Activity Areas. Any area of permitted outdoor activity likely to produce visual or auditory disturbance or annoyance on any abutting residential lot whether or not located within the City shall be separated from said lot by a perimeter landscaped open space at least twenty (20) feet wide or by a buffer found by the Community Development Director to be reasonably sufficient to create a visual barrier, to absorb and diffuse noise, and to ensure the private enjoyment of said lot.
 5. The provisions of this Subsection 9-107 F shall not apply to any use established prior to the effective date of this Code.
- G. Enclosure of Uses Required. Except where otherwise expressly authorized by this Code, all permitted uses shall be conducted within a completely enclosed structure.
- H. Roof Top Mechanical Equipment. Except for antennae mounted on roofs pursuant to the provisions of this Code, all mechanical equipment located on the roof of any building constructed after the effective date of this Code shall be fully screened by a parapet wall or other screening structure constructed of materials compatible with the principal building façade to the height of such equipment.

I. Refuse Containers and Enclosures.

1. Screening. All refuse containers shall be enclosed by an enclosure clad brick, masonry, or a durable material approved by the Community Development Director. The material shall be constructed of the same materials as, or materials architecturally and aesthetically compatible with, the principal building to which it is accessory. The height sufficient to screen such containers from view from adjoining properties and public or private streets.
2. Location. No refuse containers shall be located between any principal structure and either its front or corner side lot line. Unless approved by the Community Development Director based on access for refuse collection.
3. Existing Refuse Containers. All existing enclosures requesting replacement will be required to come into compliance with the provisions of Section 9-107(I).
4. Exemptions. The requirements of Paragraph 1 hereof shall not apply to standard receptacles permitted for use by single family dwellings. None of the requirements of this Subsection shall apply to receptacles placed and maintained for use by the general public to avoid littering or to receptacles temporarily placed on construction sites for the purpose of collecting construction debris.

J. Outdoor Storage.

1. Screening. All areas permitted outdoor storage shall be enclosed by a screening fence (but not including chain link fences), wall or densely planted evergreen hedge of a height sufficient to screen such containers or storage areas from view from adjoining properties and public or private streets.
2. Location. No storage areas shall be located between any principal structure and either its front or corner side lot line.

K. Screening and Landscaping Within Sight Triangles. Notwithstanding any other provision of this Section, no landscaping, fencing or other screening shall be erected or maintained at a height in excess of two and one-half (2 ½) feet within the area of any sight triangle as defined in Subsection 12-206 of this Code.

L. Fences and Walls.

1. When located in a required yard, fences shall be installed with the finished side facing the neighboring property.
2. Barbed wire fencing shall not be used, except in the I1 – Industrial District where necessary for safety measures.
3. Except where a greater height is expressly authorized for screening purposes pursuant to this Section or when all fences and walls erected as a permitted obstruction in any required yard shall be subject to the following height limitations in the table below:

4. Fences may be permitted in front yards of properties within a single family residential districts, pursuant to Section 11-403.
5. Fences may be permitted in front and corner yards of properties within all other districts, pursuant to Section 11-403.

<u>Location</u>	<u>Maximum Height of Fence</u>
Single Family Residential Districts	
The corner side yard of a lot, except when the fence is determined to negatively impact the safety or aesthetics of the streetscape	6 feet
The corner side yard of lot, safety and aesthetic impact	3 feet
All other yards when abutting a residential use	6 feet
All other yards when abutting a nonresidential use	8 feet
All Other Districts	
All other yards except front and corner yards	8 feet